

RESOLUTION NO. 040212-15

WHEREAS, the Council finds that the property described in the attachment is necessary for a public use; and

WHEREAS, the City has been unable to agree with the owner on the fair market value of the property interests to be acquired; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Attorney is authorized to file a suit in eminent domain and take other action deemed appropriate to economically effect the needed acquisition of the property.

The owner of the property to be acquired is Meadows of Carson Creek Corporation and the property is located at 9316 and 9318 Carson Creek Boulevard, Austin, Travis County, Texas.

ADOPTED: February 12, 2004

ATTEST:


Shirley A. Brown
City Clerk

EXHIBIT "A"

1,554 Square Feet
FN01-231R (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(17.5' Water & Wastewater Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 3960-227-7866 (Water)
C.I.P. No. 4480-237-8781 (Wastewater)

PROPERTY DESCRIPTION

BEING 1,554 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 1,554 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK ADDITION, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,554 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found for a point of tangency in north right-of-way of Carson Creek Boulevard (a variable width right-of-way), same being the south line of said Lot 12;

THENCE, with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 152.33 feet along the arc of a curve to the right having a central angle of $31^{\circ} 55' 16''$, a radius of 273.41 feet, a chord distance of 150.36 feet, a chord bearing $N 89^{\circ} 03' 33'' E$, to the **POINT OF BEGINNING**;

THENCE, leaving the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, over and across said Lot 12, the following three (3) courses:

1. $N 42^{\circ} 50' 55'' E$, a distance of 88.18 feet to a point;
2. $S 76^{\circ} 42' 36'' E$, a distance of 20.12 feet to a point;
3. $S 42^{\circ} 50' 55'' W$, a distance of 89.65 feet to a point in the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, from which an iron rod found for the southeast corner of said Lot 12, same being the southwest corner of Lot 65, Carson Creek Addition, Section 3, a subdivision recorded in Volume 82, Page 288, Plat Records of Travis County, Texas, bears $S 70^{\circ} 03' 11'' W$, a distance of 8.14 feet;

THENCE, with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 19.44 feet along the arc of a curve to the left having a central angle of $04^{\circ} 04' 26''$, a radius of 273.41 feet, a chord distance of 19.44 feet, a chord bearing $N 72^{\circ} 56' 35'' W$, to the **POINT OF BEGINNING** and containing 1,554 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of January, 2003 A.D.

FIELD NOTES REVIEWED

By: Mike Little Date 01/20/03

Engineering Support Section
Department of Public Works
and
REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18



John Strawbridge
John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



SCALE : 1" = 50'
JANUARY, 2003
TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	04°04'26"	273.41	19.44	N72°56'35"W	19.44
C2	31°55'16"	273.41	152.33	N89°03'33"E	150.36
C3	01°42'23"	273.41	8.14	S70°03'11"E	8.14

C.Y.C. & COMPANY, INC.
TRACT 2
23.228 ACRES
DOC# 2000195423
O.P.R.T.C.T.

CLARK FAMILY PARTNERSHIP, LTD.
12.374 ACRES
VOL. 12912, PG. 438
R.P.R.T.C.T.

15' DRAINAGE & P.U.E.
VOL. 82, PG. 288
P.R.T.C.T.

7.5' P.U.E.
VOL. 84, PG. 101A
P.R.T.C.T.

DRAINAGE
EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

CARSON CREEK ADDITION
SECTION 4
VOL. 84, PG. 101A
P.R.T.C.T.

LOT 12
BLOCK A

7.5' P.U.E.
VOL. 84, PG. 101A
P.R.T.C.T.

LOT 65

CARSON CREEK ADDITION
SECTION 3
VOL. 82, PG. 288
P.R.T.C.T.

LOT 67

CARSON CREEK BLVD.
(VARIABLE WIDTH R-O-W)

SANTIAGO DEL
VALLE GRANT

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°42'36"E	20.12

DRAWING to ACCOMPANY FIELDNOTE No. 01-231R

Carter & Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com

© Copyright 2001 Carter & Burgess, Inc.

EXHIBIT "B"

1,578 Square Feet
PD02-107R (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(15' Water Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 3960-227-7866 (Water)

PROPERTY DESCRIPTION

BEING 1,578 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 1,578 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK ADDITION, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,578 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found for a point of tangency in north right-of-way of Carson Creek Boulevard (a variable width right-of-way), same being the south line of said Lot 12;

THENCE, with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 179.91 feet along the arc of a curve to the right having a central angle of 37° 42' 05", a radius of 273.41 feet, a chord distance of 176.68 feet, a chord bearing S 88° 03' 02" E, to an iron rod found for the southeast corner of said Lot 12, same being the southwest corner of Lot 65, Carson Creek Addition, Section 3, a subdivision recorded in Volume 82, Page 288, Plat Records of Travis County, Texas;

THENCE, over and across said Lot 12, N 35° 26' 10" W, a distance of 25.53 feet to the **POINT OF BEGINNING**;

THENCE, continuing over and across said Lot 12, the following six (6) courses:

1. N 47° 09' 05" W, a distance of 70.78 feet to a point;
2. N 39° 56' 49" W, a distance of 45.39 feet to a point;
3. S 76° 42' 36" E, a distance of 25.06 feet to a point;
4. S 39° 56' 49" E, a distance of 24.37 feet to a point;
5. S 47° 09' 05" E, a distance of 69.83 feet to a point;
6. S 42° 50' 55" W, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1,578 Square Feet of land;

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

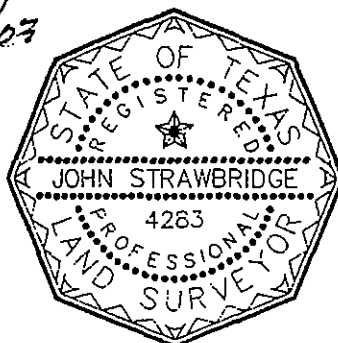
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of January, 2003 A.D.

FIELD NOTES REVIEWED

By: Mike Ketter Date: 01/22/03

Engineering Support Section
Department of Public Works
and **REFERENCES**

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18



A handwritten signature of John Strawbridge in black ink.

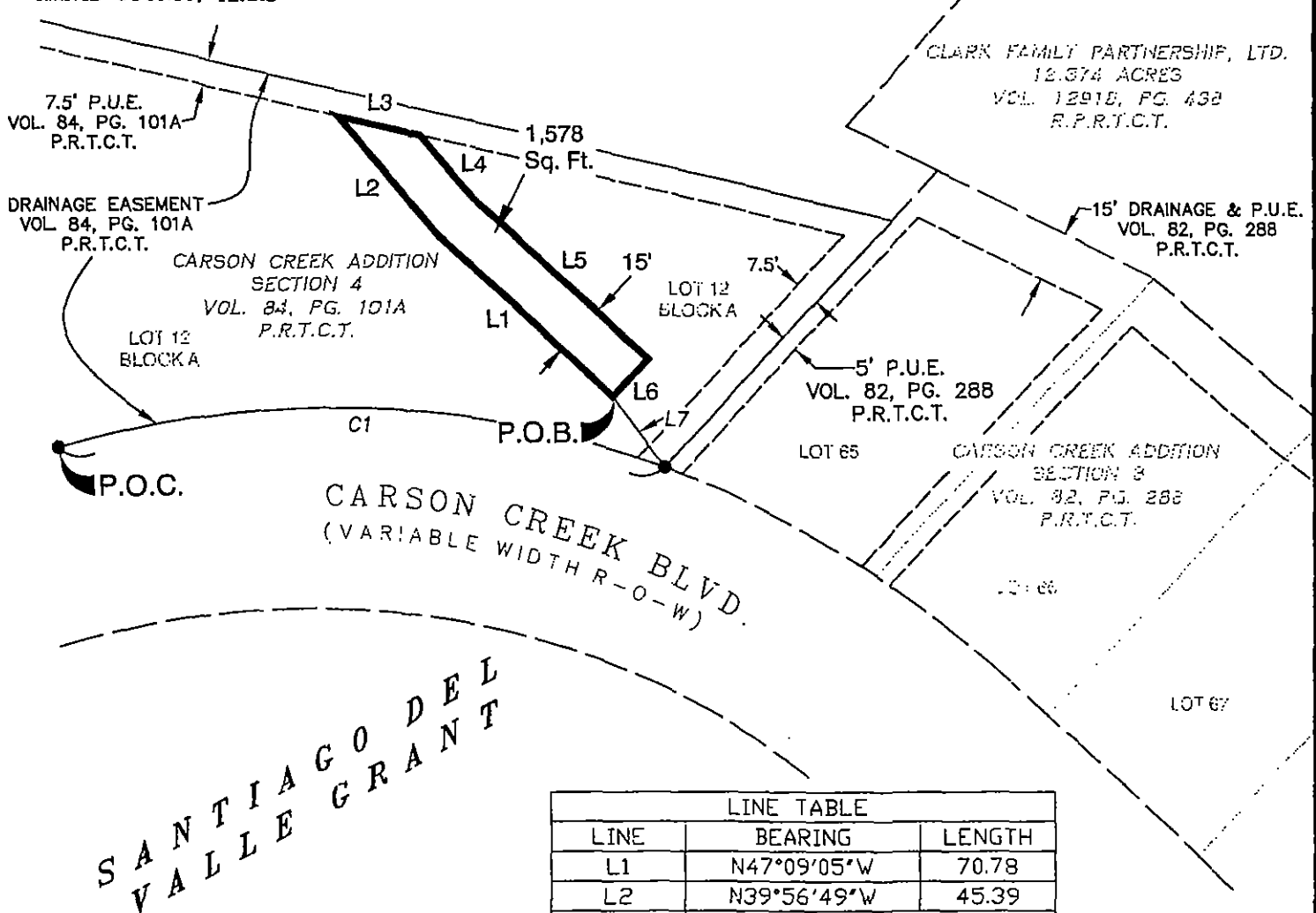
John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°42'05"	273.41	179.91	S88°03'02"E	176.68

SCALE : 1" = 50'
JANUARY, 2003
TRAVIS COUNTY, TEXAS

C.Y.C. & COMPANY, INC.
TRACT 2
23.225 ACRES
DOC# 2000193423
O.P.R.T.C.T.



SANTIAGO VALLE GRANT

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°09'05"W	70.78
L2	N39°56'49"W	45.39
L3	S76°42'36"E	25.06
L4	S39°56'49"E	24.37
L5	S47°09'05"E	69.83
L6	S42°50'55"W	15.00
L7	N35°26'10"W	25.53

SKETCH to ACCOMPANY DESCRIPTION No.PD02-107R

Carter Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78745
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com

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2,328 Square Feet
PD03-068 (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

EXHIBIT "C"

City of Austin
(7.5' Wastewater Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 4480-237-8781 (Wastewater)

PROPERTY DESCRIPTION

BEING 2,328 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 2,328 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2,328 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northerly most corner of said Carson Creek Section 4, same being the northerly most corner of said Lot 12, from which a 1/2" iron rod found for an angle point in the northeast line of said Lot 12 bears, S 48° 17' 07" E, a distance of 548.28 feet;

THENCE, over and across said Lot 12, S 02° 54' 29" E, a distance of 10.54 feet to the **POINT OF BEGINNING**;

THENCE, over and across said Lot 12, the following six (6) courses:

1. S 48° 17' 07" E, a distance of 7.50 feet to a point,
2. S 42° 28' 10" W, a distance of 241.87 feet to a point;
3. S 42° 33' 09" W, a distance of 71.03 feet to a point;
4. N 14° 16' 55" W, a distance of 8.96 feet to a point;
5. N 42° 33' 09" E, a distance of 66.12 feet to a point;
6. N 42° 28' 10" E, a distance of 241.77 feet to the **POINT OF BEGINNING** and containing 2,328 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

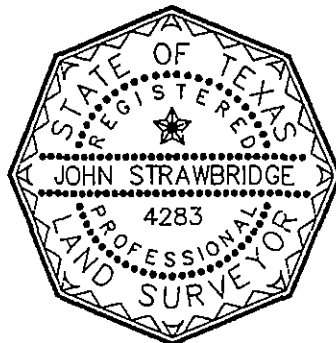
KNOW ALL MEN BY THESE PRESENTS:

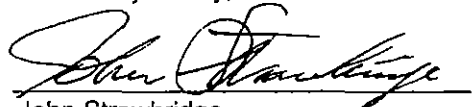
That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2003 A.D.

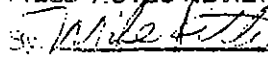
REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18




John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas

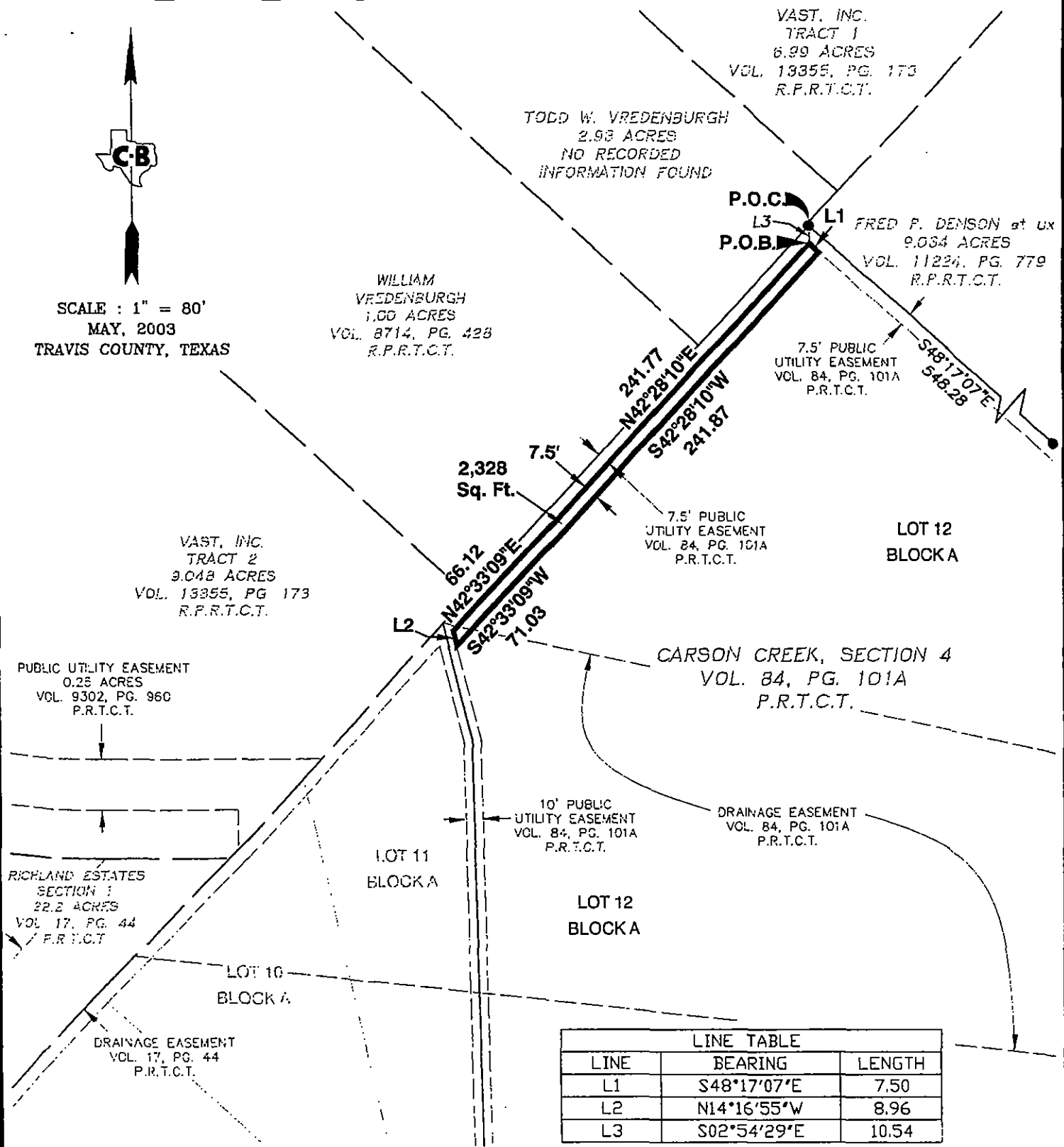
FIELD NOTES REVIEWED:

By:  Date: 05/22/03

Engineering Support Section
Department of Public Works
and Transportation



SCALE : 1" = 80'
MAY, 2003
TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°17'07"E	7.50
L2	N14°16'55"W	8.96
L3	S02°54'29"E	10.54

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

SKETCH to ACCOMPANY DESCRIPTION No. PD03-068

Carter & Burgess Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.cb.com

Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

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EXHIBIT "D"

887 Square Feet
PD03-067 (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(7.5' Wastewater Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 4480-237-8781 (Wastewater)

PROPERTY DESCRIPTION

BEING 887 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 887 SQUARE FEET BEING A PORTION OF LOT 11, BLOCK A, CARSON CREEK, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 887 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northerly most corner of said Carson Creek Section 4, same being the northerly most corner of Lot 12, Block A of said Carson Creek Section 4, from which a 1/2" iron rod found for an angle point in the northeast line of said Lot 12 bears, S 48° 17' 07" E, a distance of 548.28 feet;

THENCE, over and across said Carson Creek Addition, S 41° 10' 16" W, a distance of 327.34 feet to the **POINT OF BEGINNING**;

THENCE, over and across said Lot 11, the following three (3) courses:

1. S 14° 16' 55" E, a distance of 8.98 feet to a point;
2. S 42° 23' 47" W, a distance of 107.51 feet to a point;
3. S 32° 26' 40" W, a distance of 11.17 feet to a point in the southwest line of said Lot 11, same being the northeast line of Lot 10, Block A of said Carson Creek Section 4;

THENCE, with the southwest line of said Lot 11 and the northeast line of said Lot 10, N 12° 58' 23" W, a distance of 11.46 feet to a point;

THENCE, over and across said Lot 11, N 42° 23' 47" E, a distance of 116.94 to the **POINT OF BEGINNING** and containing 887 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2003 A.D.

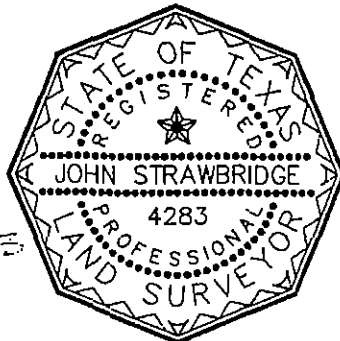
REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18

FIELD NOTES REVIEWED

By: John Strawbridge Date: 5/8/03

Engineering Support Section
Department of Public Works
City of Transportation



A handwritten signature in black ink, appearing to read "John Strawbridge".

John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



SCALE : 1" = 80'
MAY, 2003
TRAVIS COUNTY, TEXAS

WILLIAM
VREDENBURGH
1.00 ACRES
VOL. 8714, PG. 428
R.P.R.T.C.T.

TODD W. VREDENBURGH
2.93 ACRES
NO RECORDED
INFORMATION FOUND

VAST, INC.
TRACT 1
6.99 ACRES
VOL. 13355, PG. 173
R.P.R.T.C.T.

P.O.C.

FRED P. DENSON et ux
9.034 ACRES
VOL. 11324, PG. 773
R.P.R.T.C.T.

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

S48°17'07"E
548.28

L4

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

LOT 12
BLOCK A

VAST, INC.
TRACT 2
9.048 ACRES
VOL. 13355, PG. 173
R.P.R.T.C.T.

PUBLIC UTILITY EASEMENT
0.25 ACRES
VOL. 9302, PG. 960
P.R.T.C.T.

P.O.B.

887
Sq. Ft.

116.94
N42°23'47"E
S42°23'47"W
107.51

L1

CARSON CREEK, SECTION 4
VOL. 84, PG. 101A
P.R.T.C.T.

10' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

DRAINAGE EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

RICHLAND ESTATES
SECTION 1
22.2 ACRES
VOL. 17, PG. 44
P.R.T.C.T.

LOT 11
BLOCK A

LOT 12
BLOCK A

LOT 10
BLOCK A

DRAINAGE EASEMENT
VOL. 17, PG. 44
P.R.T.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°16'55"E	8.98
L2	S32°26'40"W	11.17
L3	N12°58'23"W	11.46
L4	S41°10'16"W	327.34

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS OF
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

SKETCH to ACCOMPANY DESCRIPTION No. PD03-067

Carter & Burgess
Consultants in Surveying,
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and Related Services

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Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com

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EXHIBIT "E"

1,321 Square Feet
PD02-038R (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(15' Temporary Workspace Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 3960-227-7866 (Water)
C.I.P.No.4480-237-8781 (Wastewater)

PROPERTY DESCRIPTION

BEING 1,321 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 1,321 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK ADDITION, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,321 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the north right-of-way of Carson Creek Boulevard (a variable width right-of-way) for the southeast corner of said Lot 12, same being the southwest corner of Lot 65, Carson Creek Addition, Section 3, a subdivision recorded in Volume 82, Page 288, Plat Records of Travis County, Texas;

THENCE, with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 27.58 feet along the arc of a curve to the left having a central angle of $5^{\circ} 46' 49''$, a radius of 273.41 feet, a chord distance of 27.57 feet, a chord bearing $N 72^{\circ} 05' 24'' W$, to the **POINT OF BEGINNING**;

THENCE, continuing with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 17.26 feet along the arc of a curve to the left having a central angle of $3^{\circ} 37' 02''$, a radius of 273.41 feet, a chord distance of 17.26 feet, a chord bearing $N 76^{\circ} 47' 19'' W$, from which an iron rod found bears, $S 87^{\circ} 15' 03'' W$, a distance of 133.70 feet, for a point of tangency in said north right-of-way;

THENCE, leaving the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, over and across said Lot 12 the following three (3) courses:

$N 42^{\circ} 50' 55'' E$, a distance of 88.21 feet to a point;

$S 76^{\circ} 42' 36'' E$, a distance of 17.24 feet to a point;

$S 42^{\circ} 50' 55'' W$, a distance of 88.18 feet to the **POINT OF BEGINNING** and containing 1,321 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

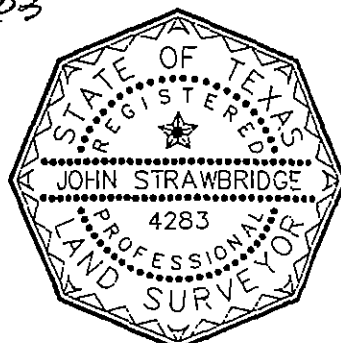
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of January, 2003 A.D.

FIELD NOTES REVIEWED

By: Mike Little Date: 01/28/03

Engineering Support Section
Department of Public Works
and **REFERENCES**

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18



John Strawbridge
John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



SCALE : 1" = 50'
JANUARY, 2003
TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°37'02"	273.41	17.26	N76°47'19"W	17.26
C2	5°46'49"	273.41	27.58	N72°05'24"W	27.57
C3	28°18'15"	273.41	135.06	S87°15'03"W	133.70

C.Y.C. & COMPANY, INC.
TRACT E
22.228 ACRES
DCC# 2000195423
O.P.R.T.C.T.

CLARK FAMILY PARTNERSHIP, LTD.
12.374 ACRES
VOL. 12918, PG. 438
R.P.R.T.C.T.

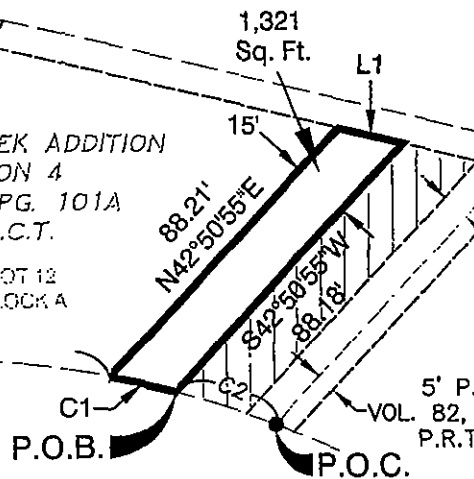
15' DRAINAGE & P.U.E.
VOL. 82, PG. 288
P.R.T.C.T.

7.5' P.U.E.
VOL. 84, PG. 101A
P.R.T.C.T.

DRAINAGE
EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

CARSON CREEK ADDITION
SECTION 4
VOL. 84, PG. 101A
P.R.T.C.T.

LOT 12
BLOCK A



5' P.U.E.
VOL. 82, PG. 288
P.R.T.C.T.

CARSON CREEK ADDITION
SECTION 3
VOL. 82, PG. 288
P.R.T.C.T.

SANTIAGO DEL
VALLE GRANT

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED 25' WATER & WASTEWATER EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°42'36"E	17.24

SKETCH to ACCOMPANY DESCRIPTION No. PD02-038R

Carter & Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com
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EXHIBIT "F"

1,798 Square Feet
PD03-069 (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(15' Temporary Workspace Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P.No.4480-237-8781(Wastewater)

PROPERTY DESCRIPTION

BEING 1,798 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 1,798 SQUARE FEET BEING A PORTION OF LOT 11, BLOCK A, CARSON CREEK, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,798 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northerly most corner of said Carson Creek Section 4, same being the northerly most corner of Lot 12, Block A of said Carson Creek Section 4, from which a 1/2" iron rod found for an angle point in the northeast line of said Lot 12 bears, S 48° 17' 07" E, a distance of 548.28 feet;

THENCE, over and across said Carson Creek Addition, S 39° 53' 50" W, a distance of 332.52 feet to the **POINT OF BEGINNING**;

THENCE, over and across said Lot 11, the following three (3) courses:

1. S 14° 16' 55" E, a distance of 17.95 feet to a point;
2. S 42° 23' 47" W, a distance of 96.34 feet to a point;
3. S 32° 26' 40" W, a distance of 24.65 feet to a point in the southwest line of said Lot 11, same being the northeast line of Lot 10, Block A of said Carson Creek Section 4;

THENCE, with the southwest line of said Lot 11 and the northeast line of said Lot 10, N 12° 58' 23" W, a distance of 21.06 feet to a point;

THENCE, over and across said Lot 11, the following two (2) courses:

1. N 32° 26' 40" E, a distance of 11.17 to a point,
2. N 42° 23' 47" E, a distance of 107.51 to the **POINT OF BEGINNING** and containing 1,798 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2003 A.D.

FIELD NOTES REVIEWED

John Strawbridge Date *05/08/03*

Engineering Support Section
Department of Public Works
City of Austin

REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18



John Strawbridge
John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



SCALE : 1" = 80'
MAY, 2003
TRAVIS COUNTY, TEXAS

WILLIAM
VREDENBURGH
1.00 ACRES
VOL. 8714, PG. 428
R.P.R.T.C.T.

TODD W. VREDENBURGH
2.98 ACRES
NO RECORDED
INFORMATION FOUND

VAST, INC.
TRACT 1
6.99 ACRES
VOL. 18355, PG. 173
R.P.R.T.C.T.

FRED P. DENSON et ux
9.034 ACRES
VOL. 11224, PG. 779
R.P.R.T.C.T.

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

LOT 12
BLOCK A

VAST, INC.
TRACT 2
9.043 ACRES
VOL. 18355, PG. 173
R.P.R.T.C.T.

PUBLIC UTILITY EASEMENT
0.25 ACRES
VOL. 9302, PG. 960
P.R.T.C.T.

P.O.B.

CARSON CREEK, SECTION 4
VOL. 84, PG. 101A
P.R.T.C.T.

1,798
Sq. Ft.

107.51
N42°23'47"E
96.34
S42°23'47"W

10' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

DRAINAGE EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

RICHLAND ESTATES
SECTION 1
22.2 ACRES
VOL. 17, PG. 44
P.R.T.C.T.

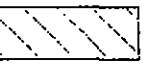
LOT 11
BLOCK A

LOT 12
BLOCK A

LOT 10
BLOCK A

DRAINAGE EASEMENT
VOL. 17, PG. 44
P.R.T.C.T.

LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
-  PROPOSED WASTE WATER EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°16'55"E	17.95
L2	S32°26'40"W	24.65
L3	N12°58'23"W	21.06
L4	N32°26'40"E	11.17
L5	S39°53'50"W	332.52

SKETCH to ACCOMPANY DESCRIPTION No. PD03-069

Carter & Burgess Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.C-B-G.com
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EXHIBIT "G"

4,769 Square Feet
PD03-070 (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(15' Temporary Workspace Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P.No.4480-237-8781(Wastewater)

PROPERTY DESCRIPTION

BEING 4,769 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 4,769 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 4,769 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northerly most corner of said Carson Creek Section 4, same being the northerly most corner of said Lot 12, from which a 1/2" iron rod found for an angle point in the northeast line of said Lot 12 bears, S 48° 17' 07" E, a distance of 548.28 feet;

THENCE, over and across said Lot 12, S 21° 34' 14" E, a distance of 16.68 feet to the **POINT OF BEGINNING**;

THENCE, over and across said Lot 12, the following six (6) courses:

1. S 48° 17' 07" E, a distance of 15.00 feet to a point,
2. S 42° 28' 10" W, a distance of 242.08 feet to a point;
3. S 42° 33' 09" W, a distance of 80.84 feet to a point;
4. N 14° 16' 55" W, a distance of 17.92 feet to a point;
5. N 42° 33' 09" E, a distance of 71.03 feet to a point;
6. N 42° 28' 10" E, a distance of 241.87 feet to the **POINT OF BEGINNING** and containing 4,769 Square Feet of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:


That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2003 A.D.

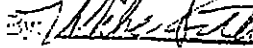
REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18




John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas

FIELD NOTES REVIEWED

By:  Date: 05/20/03

Engineering Support Section
Department of Public Works
and Transportation



SCALE : 1" = 80'
MAY, 2003
TRAVIS COUNTY, TEXAS

WILLIAM
VREDENBURGH
1.00 ACRES
VOL. 8714, PG. 428
R.P.R.T.C.T.

TODD W. VREDENBURGH
2.93 ACRES
NO RECORDED
INFORMATION FOUND

VAST, INC.
TRACT 1
6.99 ACRES
VOL. 13355, PG. 178
R.P.R.T.C.T.

FRED F DENSON et ux
3.034 ACRES
VOL. 11224, PG. 779
R.P.R.T.C.T.

VAST, INC.
TRACT 2
9.048 ACRES
VOL. 13355, PG. 173
R.P.R.T.C.T.

PUBLIC UTILITY EASEMENT
0.25 ACRES
VOL. 9302, PG. 960
P.R.T.C.T.

RICHLAND ESTATES
SECTION 1
22.2 ACRES
VOL. 17, PG. 44
P.R.T.C.T.

DRAINAGE EASEMENT
VOL. 17, PG. 44
P.R.T.C.T.

LOT 11
BLOCK A

LOT 12
BLOCK A

LOT 10
BLOCK A

CARSON CREEK, SECTION 4
VOL. 84, PG. 101A
P.R.T.C.T.

DRAINAGE EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

10' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

7.5' PUBLIC
UTILITY EASEMENT
VOL. 84, PG. 101A
P.R.T.C.T.

P.O.C.
L3
P.O.B.

4,769
Sq. Ft.

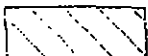
241.87
N42°28'10"E
S42°28'10"W
242.08

71.03
N42°33'09"E
S42°33'09"W
80.84

LOT 12
BLOCK A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°17'07"E	15.00
L2	N14°16'55"W	17.92
L3	S21°34'14"E	16.68

LEGEND

- IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
-  PROPOSED WASTE WATER EASEMENT

SKETCH to ACCOMPANY DESCRIPTION No. PD03-070

Carter Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78748
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com

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EXHIBIT "H"

1,248 Square Feet
PD02-108R (SCO)
C&BProjectNo.050075.001.6.4046
Earthtech Parcel No. 30

City of Austin
(15' Temporary Workspace Easement)
Meadows of Carson Creek Corp.
Del Valle, Travis County, Texas
C.I.P. No. 3960-227-7866 (Water)

PROPERTY DESCRIPTION

BEING 1,248 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 1,248 SQUARE FEET BEING A PORTION OF LOT 12, BLOCK A, CARSON CREEK ADDITION, SECTION 4, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 101A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,248 SQUARE FEET TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found for a point of tangency in north right-of-way of Carson Creek Boulevard (a variable width right-of-way), same being the south line of said Lot 12;

THENCE, with the south line of said Lot 12, and the north right-of-way of said Carson Creek Boulevard, a distance of 179.91 feet along the arc of a curve to the right having a central angle of 37° 42' 05", a radius of 273.41 feet, a chord distance of 176.68 feet, a chord bearing S 88° 03' 02" E, to an iron rod found for the southeast corner of said Lot 12, same being the southwest corner of Lot 65, Carson Creek Addition, Section 3, a subdivision recorded in Volume 82, Page 288, Plat Records of Travis County, Texas;

THENCE, over and across said Lot 12, N 08° 14' 06" W, a distance of 32.13 feet to the **POINT OF BEGINNING**;

THENCE, continuing over and across said Lot 12, the following six (6) courses:

1. N 47° 09' 05" W, a distance of 69.83 feet to a point;
2. N 39° 56' 49" W, a distance of 24.37 feet to a point;
3. S 76° 42' 36" E, a distance of 25.06 feet to a point;
4. S 39° 56' 49" E, a distance of 3.35 feet to a point;
5. S 47° 09' 05" E, a distance of 68.89 feet to a point;
6. S 42° 50' 55" W, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1,248 Square Feet of land;

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone # 4203, NAD 83 (1993) HARN, Project Surface Adjustment Factor 1.000045).

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon a survey performed under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of January, 2003 A.D.

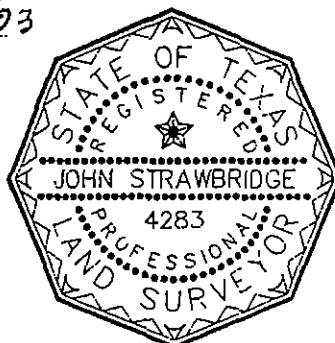
FILED NOTES REVIEWED

By Mike Little Date 01/28/03

Engineering Support Section
Department of Public Works
and Transportation

REFERENCES

TCAD # 03-1026-05-25-0000
AUSTIN GRID M-18



A handwritten signature in black ink, appearing to read "John Strawbridge".

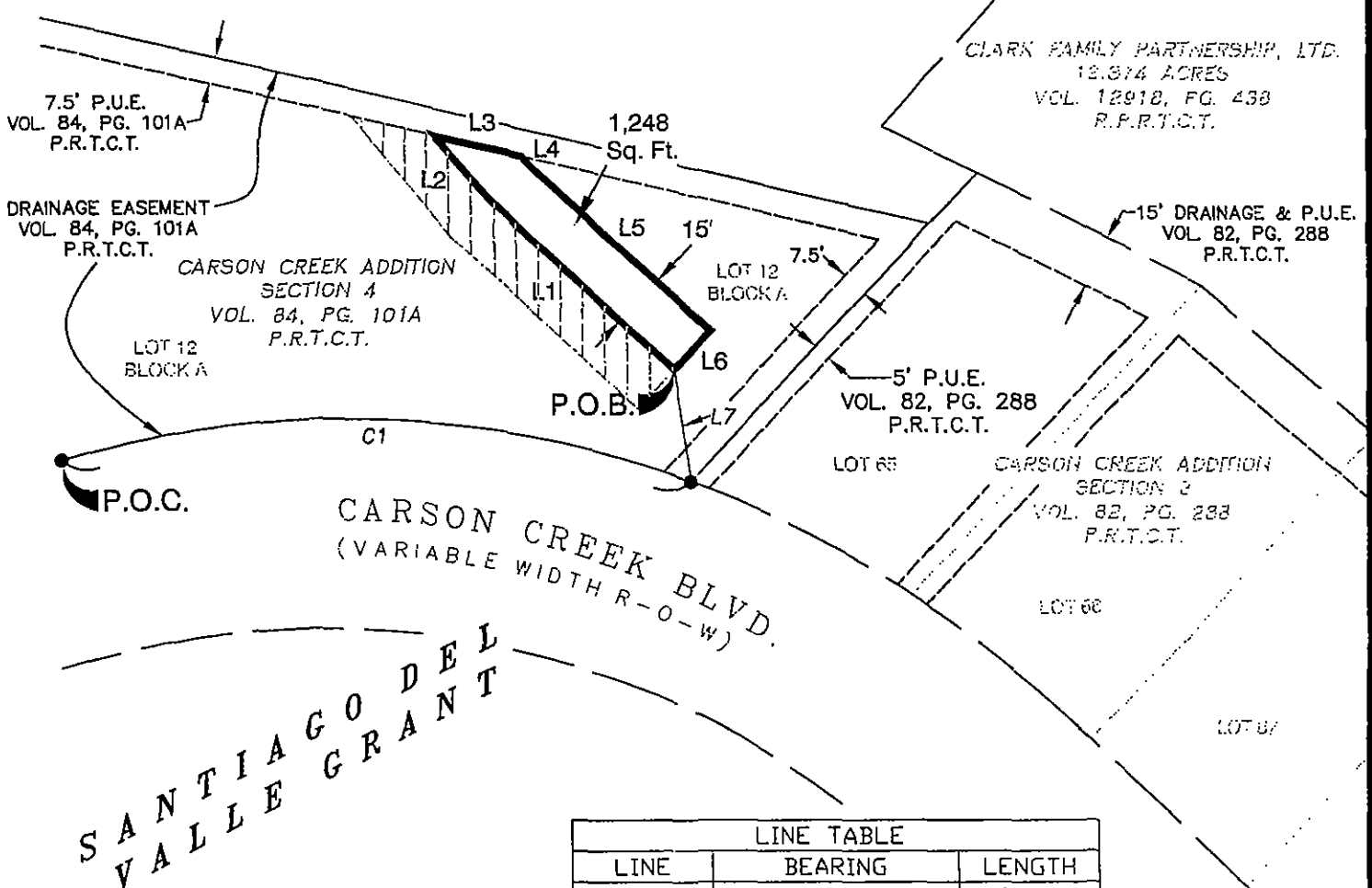
John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



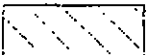
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°42'05"	273.41	179.91	S88°03'02"E	176.68

SCALE : 1" = 50'
JANUARY, 2003
TRAVIS COUNTY, TEXAS

C.Y.C. & COMPANY, INC.
TRACT 2
23.225 ACRES
DOCA# 2000193428
O.P.R.T.C.T.



LEGEND

- IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
-  PROPOSED 15' WATER EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°09'05"W	69.83
L2	N39°56'49"W	24.37
L3	S76°42'36"E	25.06
L4	S39°56'49"E	3.35
L5	S47°09'05"E	68.89
L6	S42°50'55"W	15.00
L7	N08°14'06"W	32.13

SKETCH to ACCOMPANY DESCRIPTION No. PD02-108R

Carter & Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

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